

076.0

Map

0003

Block

0010.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 914,400 /

USE VALUE: 914,400 /

ASSESSED: 914,400 /

Total Card /

Total Parcel

914,400

914,400

914,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BAKER RD, ARLINGTON

OWNERSHIP

Owner 1:	KAPLAN DAVID S & JESSICA C				
Owner 2:					
Owner 3:					
Street 1:	22 BAKER RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	HENDREN BRADLEY T -		
Owner 2:	HENDREN SARA JANE -		
Street 1:	22 BAKER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 11,264 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11264		Sq. Ft.	Site		0	70.	0.67	12									530,545						530,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11264.000	383,900		530,500	914,400
Total Card	0.259	383,900		530,500	914,400
Total Parcel	0.259	383,900		530,500	914,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	377.23	/Parcel:	377.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,900	0	11,264.	530,500	914,400	914,400	Year End Roll	12/18/2019
2019	101	FV	318,400	0	11,264.	492,600	811,000	811,000	Year End Roll	1/3/2019
2018	101	FV	318,400	0	11,264.	492,600	811,000	811,000	Year End Roll	12/20/2017
2017	101	FV	318,400	0	11,264.	432,000	750,400	750,400	Year End Roll	1/3/2017
2016	101	FV	318,400	0	11,264.	394,100	712,500	712,500	Year End	1/4/2016
2015	101	FV	293,300	0	11,264.	348,600	641,900	641,900	Year End Roll	12/11/2014
2014	101	FV	293,300	0	11,264.	329,700	623,000	623,000	Year End Roll	12/16/2013
2013	101	FV	237,800	0	11,264.	313,800	551,600	551,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDREN BRADLEY	59404-434		6/28/2012		637,000	No	No		
VIOLA RAYMOND A	53124-472		7/1/2009		542,800	No	No		
	12434-241		5/16/1973		35,000	No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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	12434-241		5/16/1973		35,000	No	No	N	

PAT ACCT.

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	12434-241		5/16/1973		35,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/28/2016	530	New Wind	5,950	O				replace 3 skylight
7/9/2003	552	Siding	21,000					new windows also
3/14/2002	154	Re-Roof	5,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
9/28/2012	MLS	EMK	Ellen K
3/20/2009	Inspected	189	PATRIOT
12/19/2008	Measured	163	PATRIOT
10/8/2008	MEAS&NOTICE	HS	Hanne S
6/22/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

